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CINDY ~~Z~~-MURRAY

ORDINANCE NO. 2023-04

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY,  
INDIANA, TO REZONE CERTAIN REAL ESTATE FROM I3 TO GB

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:**

Section I: The Unified Zoning Ordinance of Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana is hereby amended to rezone the following described real estate situated in Wea Township, Tippecanoe County, Indiana, to-wit:

See Attachment Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned

from I3 to GB.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE,  
INDIANA, THIS 6th DAY OF February, 2023.**

\_\_\_\_\_, Presiding Officer

ATTEST:

\_\_\_\_\_  
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Cindy Murray, City Clerk

This Ordinance approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Tony Roswarski, Mayor

Attest:

\_\_\_\_\_  
Cindy Murray, City Clerk

**EXHIBIT A**

Lot numbered Seven (7) in Concord Corner, Part One (1) as per the plat thereof dated October 4, 1995, recorded October 26, 1995, in Plat Cabinet E, Slide E-88, as Document Number 9518547. Located in Wea Township, Tippecanoe County, Indiana.





## Area Plan Commission of Tippecanoe County, Indiana

January 19, 2023  
Ref. No.: 2023-008

Lafayette City Council  
20 North 6<sup>th</sup> Street  
Lafayette, Indiana 47901

### CERTIFICATION

RE: **Z-2871 ZANIK CORPORATION (I3 to GB):**  
Petitioner is requesting rezoning of a single lot for a proposed urgent care, located north and east of the intersection of Veterans Memorial Parkway and Concord Road, specifically 3411 Fairfield Court, in Lafayette, Wea 10 (NE) 22-4.

Dear Lafayette City Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on January 18, 2023, the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from I3 to GB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette City Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette City Council at its February 6, 2023 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle  
Executive Director

DH/kl

Enclosures: Staff Report & Ordinances

cc: Mike Molter, Zanic Corporation  
John Schrader, Ball Eggleston PC  
Joe Bumbleburg, Ball Eggleston PC  
Jeromy Grenard, Lafayette City Engineer



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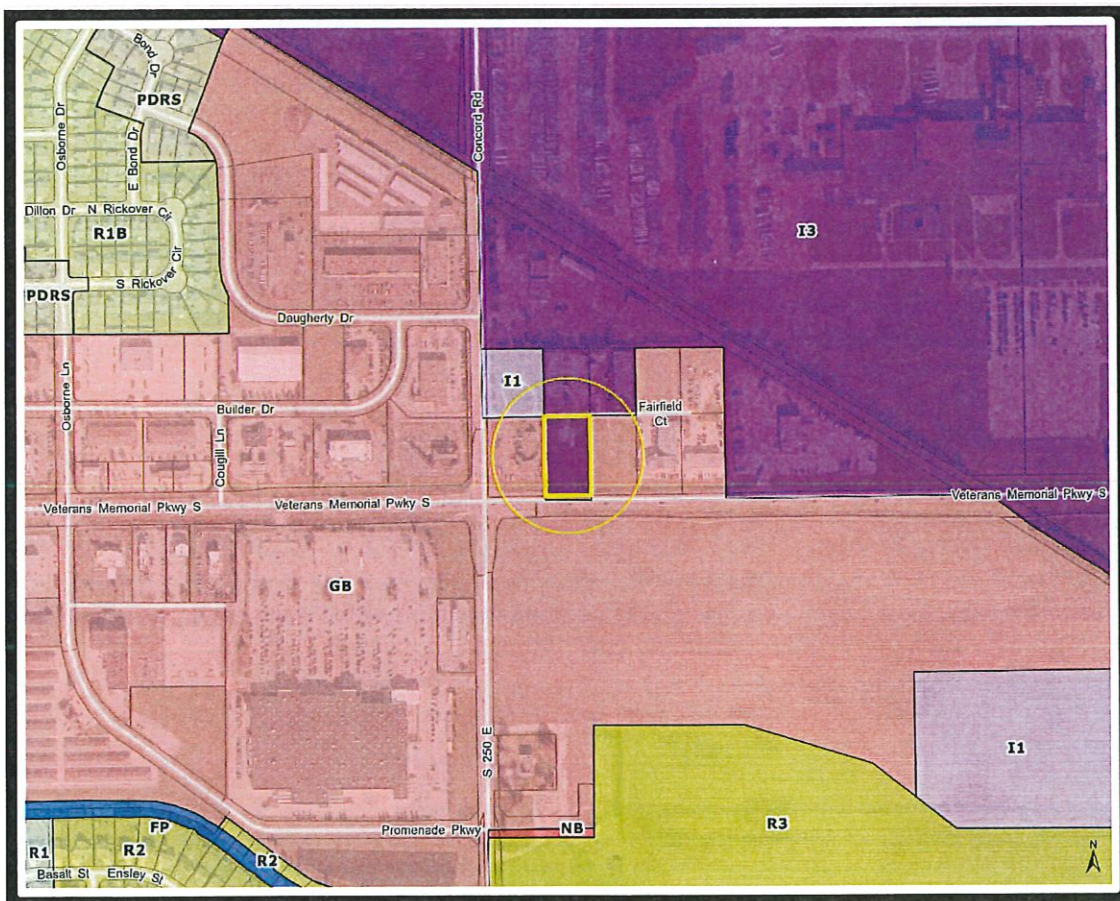
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**Z-2871**  
**ZANIK CORPORATION**  
**(I3 to GB)**

**STAFF REPORT**  
**January 12, 2023**

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**Z-2871**  
**ZANIK CORPORATION**  
**I3 to GB**

**Staff Report**  
**January 12, 2023**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is the owner of the property, represented by attorney Joseph Bumbleburg, is requesting rezoning of a single lot for a proposed urgent care facility, located north and east of the intersection of Veterans Memorial Parkway (VMP) and Concord Road, specifically 3411 Fairfield Court, in Lafayette, Wea 10 (NE) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This property is currently zoned I3, Heavy Industrial. On the 1965 Lafayette zoning maps this property was classified as Industrial. The 1998 update to the zoning ordinance created three separate categories of Industrial zoning and this property was reclassified as I3.

Property adjacent to the east, west and south across Veterans Memorial are zoned GB, General Business. To the northwest is one lot zoned I1, Light Industrial. Directly north across Fairfield Court, two lots remain zoned I3. Six other lots along Fairfield Court were rezoned from Industrial to GB over the last 20 years.

**AREA LAND USE PATTERNS:**

Currently this lot is unimproved; a veterinary clinic was located on this lot, but the building has been razed. The other businesses located along Fairfield Court are a collision repair business, contractor's office, copy machine service, ATM, hair salon and a restaurant. Many commercial uses line Veterans Memorial Parkway, but there is currently no urgent care in the immediate vicinity.

**TRAFFIC AND TRANSPORTATION:**

This site is considered a through lot with frontage on both Veterans Memorial and Fairfield Court. Access is derived only from Fairfield Court, a private drive. A driveway permit will be reviewed as part of the building permit processed by the city.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site has sewer and water available. The City of Lafayette would review the property for additional utility concerns during the permitting stage.

**STAFF COMMENTS:**

The 1987 *Amendment to the Adopted Land Use Plan Regarding the Expanded Fuji-Isuzu Development Area* shows the area north of Veterans Memorial and east of Concord as

having an industrial land use. The 1987 plan created an industrial expansion area for the city and a few years later, a large rezone to Industrial zoning was approved; since that rezone, many large industrial users have moved into the area.

As the city has expanded residential growth has occurred on the south side of Lafayette. Veterans Memorial Parkway has become the retail corridor for this section of town. Rezoning this site to allow for redevelopment aligns with the plan to promote growth in the sewered area. The rezoning of 7 small lots over the past 22 years inside this subdivision on Fairfield Court shows that the city is in favor of a commercial future instead of the industrial future originally planned at the corner of these two arterials. Because this site is on the edge of the expansion area and the commercial uses in this subdivision support and are compatible with the larger industrial expansion area, staff is in favor of this commercial rezone.

**STAFF RECOMMENDATION:**

Approval